

Lamorinda OUR HOMES

Lamorinda Weekly

Volume 20

Issue 4

Wednesday, June 10, 2026



Lamorinda Home Sales

... read on Page OH2

Digging Deep with Goddess Gardener, Cynthia Brian **June blooms**

By Cynthia Brian

“What is a weed? A flower whose virtues have not yet been discovered.” ~ Emerson

Because of the late-season rains, the weeds have been overwhelming. I have been pulling, cutting, smothering, and eliminating “these flowers whose virtues have not yet been discovered” since early March. I’m now on my third round of weeding. Yes, many of the weeds have pretty flowers, including vetch, bindweed, cut leaf geranium, Italian thistle, euphorbia, hemlock, and a plethora of grasses. Dandelions are abundant. I use the leaves for salads, while the flowers are fed to the birds.



The pretty purple plumes of society garlic are welcome in any garden.

Photos Cynthia Brian



The spectacular pink and yellow lantana.

The much-desired “discovered” blooms are also ample. My hill is blanketed in a sea of blue nigella, orange and yellow nasturtiums, and California poppies. Clematis and nigella flank stairways. The roses are spectacular this year in everyone’s landscape. Deep pink Oriental lilies in my garden are being enjoyed as long-life cut flowers indoors. One of the most colorful specimens is the fluorescent yellow and pink lantana, a heat-loving, deer-resistant shrub that thrives in our climate. Society garlic is also deer-resistant

and requires very minimal water, boasting pretty purple plumes.

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FOR SALE

**102 Hillcrest Dr, Orinda
Offered at \$1,998,000**



102HillcrestDr.com

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Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	25	\$955,000	\$9,000,000
MORAGA	14	\$799,000	\$2,200,000
ORINDA	25	\$1,650,000	\$7,500,000

Home sales are compiled by Cal REsource, an Oakland real estate information company. Sale prices are computed from the county transfer tax information shown on the deeds that record at close of escrow and are published five to eight weeks after such recording. This information is obtained from public county records and is provided to us by California REsource. Neither Cal REsource nor this publication are liable for errors or omissions.

LAFAYETTE

- 918 Anita Court, \$1,205,000, 3 Bdrms, 1264 SqFt, 1954 YrBlt, 04-24-26
7 Arbor Way, \$1,625,000, 4 Bdrms, 1830 SqFt, 1941 YrBlt, 05-08-26,
Previous Sale: \$745,000, 12-15-11
3327 Beechwood Drive, \$955,000, 2 Bdrms, 902 SqFt, 1949 YrBlt, 04-27-26
3336 Betty Lane, \$1,168,000, 3 Bdrms, 1291 SqFt, 1952 YrBlt, 05-05-26
3478 Black Hawk Road, \$2,350,000, 3 Bdrms, 2082 SqFt, 1958 YrBlt, 04-30-26,
Previous Sale: \$430,000, 04-01-90
657 Byrdee Way, \$1,507,000, 4 Bdrms, 2307 SqFt, 1967 YrBlt, 05-01-26,
Previous Sale: \$415,000, 05-24-99
1002 El Curtola Boulevard, \$2,300,000, 5 Bdrms, 2984 SqFt, 1947 YrBlt,
05-04-26
1315 El Curtola Boulevard, \$1,230,000, 3 Bdrms, 1325 SqFt, 1953 YrBlt,
04-22-26, Previous Sale: \$255,000, 03-01-92
4090 Happy Valley Road, \$9,000,000, 4 Bdrms, 5435 SqFt, 1948 YrBlt, 05-06-26,
Previous Sale: \$8,995,000, 12-12-23
950 Hough Avenue #307, \$3,200,000 04-22-26, Previous Sale: \$2,367,000,
04-13-26
682 Jennie Court, \$1,895,000, 4 Bdrms, 2212 SqFt, 1950 YrBlt, 04-24-26,
Previous Sale: \$757,000, 04-26-04
862 Mcellen Way, \$4,015,000, 4 Bdrms, 3468 SqFt, 1964 YrBlt, 05-08-26,
Previous Sale: \$1,248,000, 10-11-10
4006 Natasha Drive, \$4,350,000, 4 Bdrms, 4016 SqFt, 2024 YrBlt, 05-04-26,
Previous Sale: \$1,400,000, 05-26-22
1161 Oleander Drive, \$4,200,000, 4 Bdrms, 4418 SqFt, 2023 YrBlt, 04-20-26,
Previous Sale: \$4,360,000, 03-01-24
3161 Plymouth Road, \$1,815,000, 4 Bdrms, 1837 SqFt, 1952 YrBlt, 04-17-26,
Previous Sale: \$1,150,000, 09-16-24
1455 Purson Lane, \$1,665,000, 3 Bdrms, 3378 SqFt, 1997 YrBlt, 04-21-26,
Previous Sale: \$1,135,000, 02-19-19
829 Reliez Station Road, \$1,200,000, 3 Bdrms, 2086 SqFt, 1957 YrBlt, 05-08-26
1348 Reliez Valley Road, \$2,000,000, 4 Bdrms, 2733 SqFt, 1954 YrBlt, 05-06-26
3394 Santa Maria Court, \$2,772,500, 4 Bdrms, 2738 SqFt, 1965 YrBlt, 05-06-26
783 Solana Drive, \$2,330,000, 4 Bdrms, 3997 SqFt, 1948 YrBlt, 04-27-26
1521 Sunset Loop, \$1,150,000, 4 Bdrms, 1592 SqFt, 1950 YrBlt, 04-16-26
1903 Via Ferrari, \$1,600,000, 4 Bdrms, 2612 SqFt, 1984 YrBlt, 05-08-26,
Previous Sale: \$1,286,000, 06-16-14
3553 Via Los Colorados, \$3,450,000, 4 Bdrms, 3050 SqFt, 1954 YrBlt, 04-29-26,
Previous Sale: \$2,950,000, 05-23-23
1072 Via Roble, \$2,010,000, 3 Bdrms, 1998 SqFt, 1956 YrBlt, 04-22-26,
Previous Sale: \$1,850,000, 04-17-21
1214 Warner Court, \$1,350,000, 3 Bdrms, 1124 SqFt, 1952 YrBlt, 04-13-26,
Previous Sale: \$1,230,000, 04-27-22

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DUDUM REAL ESTATE GROUP

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BROKER DRE# 01882902

ANGIE CLAY



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DRE# 01361143

BRICKMAN & WOOLSEY



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DRE# 01932119 / 01914797

ELENA TYSON



925.330.2098
DRE# 01477513

JANE SMITH



925.998.1914
DRE# 01476506

JOY WIEHN



415.377.1884
DRE# 02047712

LORI LEGLER



925.286.1244
DRE# 00805732



ACTIVE

152 THARP DRIVE, MORAGA
OFFERED AT \$1,595,000
BRICKMAN & WOOLSEY | 925.351.5049



PENDING

3175 SURMONT DRIVE, LAFAYETTE
OFFERED AT \$2,595,000
ANGIE CLAY | 925.207.9366



SOLD

786 LOS PALOS MANOR, LAFAYETTE
SOLD FOR \$3,490,500
BRICKMAN & WOOLSEY | 925.351.5049



SOLD

12 WOODLAND ROAD, ORINDA
SOLD FOR \$2,350,000
RUTH EDDY | 925.788.5449



ACTIVE

1316 SINGINGWOOD CT, #4, ROSSMOOR
OFFERED AT \$320,000
LEGLER & HATA | 925.286.1244



PENDING

1409 RIMER DRIVE, MORAGA
OFFERED AT \$2,495,000
BRICKMAN & WOOLSEY | 925.351.5049



SOLD

805 TANGLEWOOD DRIVE, LAFAYETTE
SOLD FOR \$2,500,000
TINA FRECHMAN | 925.915.0851



SOLD · REPRESENTED BUYER

1089 RAHARA DRIVE, LAFAYETTE
SOLD FOR \$4,560,000
LEGLER & HATA | 510.912.5882



PENDING

145 DANEFIELD PLACE, MORAGA
OFFERED AT \$2,695,000
ANGIE CLAY | 925.207.9366



PENDING

1126 HIDALGO COURT, LAFAYETTE
OFFERED AT \$2,295,000
WENDY MEANS | 415.690.6037



SOLD

612 SUGARLOAF COURT, WALNUT CREEK
SOLD FOR \$2,357,000
TINA FRECHMAN | 925.915.0851



SOLD · REPRESENTED BUYER

6 VALENCIA ROAD, ORINDA
SOLD FOR \$3,000,000
UPPAL & SANGUINET | 415.999.4744

BEN MARSHALL



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DRE# 01916157

CHERYL HATA



510.912.5882
DRE# 013859346

ELLYN STONE



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DRE# 02124002 / 02220464

WENDY MEANS



415.690.6037
DRE# 01913149

MORAGA

- 1769 Augusta Drive #192, \$3,310,000, 3 Bdrms, 2612 SqFt, 1974 YrBlt, 04-17-26, Previous Sale: \$1,300,000, 05-05-15
 4 Camelford Court, \$1,350,000, 3 Bdrms, 1397 SqFt, 1959 YrBlt, 04-27-26, Previous Sale: \$300,000, 12-01-90
 923 Camino Ricardo, \$1,840,000, 4 Bdrms, 2478 SqFt, 1967 YrBlt, 05-01-26, Previous Sale: \$901,000, 09-02-11
 285 Claudia Court, \$2,200,000, 3 Bdrms, 2424 SqFt, 1977 YrBlt, 05-01-26
 157 Fernwood Drive, \$1,950,000, 4 Bdrms, 2439 SqFt, 1969 YrBlt, 04-30-26
 1832 Joseph Drive, \$2,500,000, 5 Bdrms, 2419 SqFt, 1971 YrBlt, 04-13-26, Previous Sale: \$1,735,000, 12-04-20
 1914 Joseph Drive, \$2,000,000, 4 Bdrms, 2426 SqFt, 1972 YrBlt, 04-22-26
 187 Miramonte Drive, \$935,000, 2 Bdrms, 1828 SqFt, 1965 YrBlt, 04-23-26, Previous Sale: \$1,100,000, 02-14-22
 18 Miramonte Drive, \$799,000, 2 Bdrms, 1344 SqFt, 1964 YrBlt, 04-24-26
 183 Miramonte Drive, \$925,000, 2 Bdrms, 1772 SqFt, 1965 YrBlt, 04-24-26
 169 Natalie Drive, \$1,375,000, 3 Bdrms, 1732 SqFt, 1968 YrBlt, 05-01-26, Previous Sale: \$860,000, 10-21-08
 284 Scofield Drive, \$2,050,000, 4 Bdrms, 2493 SqFt, 1960 YrBlt, 04-13-26, Previous Sale: \$1,276,000, 10-27-17
 91 Shuey Drive, \$1,475,000, 3 Bdrms, 1449 SqFt, 1964 YrBlt, 05-07-26, Previous Sale: \$925,500, 07-14-14
 157 Shuey Drive, \$1,400,000, 3 Bdrms, 1885 SqFt, 1964 YrBlt, 05-08-26, Previous Sale: \$1,400,000, 04-28-26

ORINDA

- 15 Aspinwall Court, \$2,020,000, 3 Bdrms, 2140 SqFt, 1958 YrBlt, 04-20-26, Previous Sale: \$1,975,000, 04-18-23
 56 Bates Boulevard, \$1,995,000, 4 Bdrms, 2113 SqFt, 1964 YrBlt, 04-28-26, Previous Sale: \$1,370,000, 02-25-16
 78 Claremont Avenue, \$1,350,000, 3 Bdrms, 1478 SqFt, 1956 YrBlt, 05-07-26, Previous Sale: \$1,030,000, 08-03-16
 20 Coachwood Terrace, \$2,325,000, 4 Bdrms, 2253 SqFt, 1972 YrBlt, 05-07-26, Previous Sale: \$555,000, 03-01-88
 142 Crestview Drive, \$2,350,000, 3 Bdrms, 2207 SqFt, 1941 YrBlt, 05-07-26, Previous Sale: \$1,380,000, 12-05-14
 5 El Corte Road, \$2,750,000, 4 Bdrms, 2899 SqFt, 1953 YrBlt, 04-16-26, Previous Sale: \$718,500, 07-01-03
 102 Fiesta Circle, \$1,680,000, 3 Bdrms, 2138 SqFt, 1956 YrBlt, 05-08-26
 10 Greenwood Court, \$2,550,000, 6 Bdrms, 3225 SqFt, 1951 YrBlt, 05-08-26, Previous Sale: \$1,450,000, 04-10-09
 27 Glorietta Court, \$1,800,000, 4 Bdrms, 2025 SqFt, 1947 YrBlt, 04-21-26, Previous Sale: \$315,000, 06-01-92
 15 Hazel Tree Ridge, \$1,290,000, 3 Bdrms, 1931 SqFt, 2014 YrBlt, 04-21-26, Previous Sale: \$1,300,000, 05-14-21
 31 Ivy Drive, \$2,455,000, 3 Bdrms, 2348 SqFt, 1953 YrBlt, 04-28-26, Previous Sale: \$718,000, 02-09-10
 7 Las Mesas Pathx, \$1,760,000, 4 Bdrms, 2379 SqFt, 1939 YrBlt, 05-06-26, Previous Sale: \$370,000, 03-22-99

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...continued on Page OH9



Just Listed | 3937 Happy Valley Road, Lafayette

A rare gated luxury estate in one of Lafayette's most coveted neighborhoods. Set on just under a flat acre, this extraordinary single-level property offers approx. 5,740 sq ft of living space, which includes a beautifully appointed 1,202-sq ft guest house. A private serpentine driveway leads to lush gardens, mature specimen trees, and resort-inspired grounds that create an unparalleled sense of privacy and tranquility. Truly one-of-a-kind. Offered at \$8,398,000

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COMPASS



VANGUARD PROPERTIES | EAST BAY



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6 TANGLEWOOD LANE

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6132 ALPINE BLUE DRIVE

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4 BED | 3.5 BATH | 2,967 SQ. FT.
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925.998.5599



2060 AHNEITA DRIVE

PLEASANT HILL

3 BED | 2 BATH | 1455± SQ. FT.
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\$785,000
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925.482.5622



1550 5TH STREET

CONCORD

2 BED | 1 BATH | 983 SQ. FT.
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1066 SAN MIGUEL ROAD

CONCORD

DUPLEX | 3,253 SQ. FT.
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\$975,000
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The information contained herein has been received from Vanguard Properties' clients, third parties and/or public records. Vanguard Properties has not verified the foregoing information and will not confirm the accuracy of same. Buyers are advised to investigate all information important to Buyers and to verify the accuracy of the representations contained herein.





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Shannon #01885058 | Clark #00903367 | Amy #01855959 | Molly #01498053

Our Sales for 2025 - 2026 YTD

89+ Transactions | \$227MM+ Sold

11 Idyll Ct	\$ 2,550,000.00	259 Sundown Ter	\$ 2,747,500.00	15 Orinda View Rd	\$ 3,275,000.00
11 Scenic Dr	\$ 4,125,000.00	29 Greenwood Ct	\$ 1,500,000.00	14 Vista Del Mar	\$ 3,050,000.00
85 El Gavilan Rd	\$ 2,800,000.00	3957 Happy Valley Rd	\$ 3,610,000.00	47 Charles Hill Circle	\$ 2,300,000.00
6 Tappan Ln	\$ 1,800,000.00	38 Valley View Dr	\$ 5,910,000.00	32 California Ave	\$ 1,075,000.00
20 El Castillo	\$ 3,030,000.00	13 Melody Ln	\$ 3,250,000.00	33 Marston Rd	\$ 1,725,000.00
38 Hillcrest Dr	\$ 2,515,000.00	523 Miner Rd	\$ 3,150,000.00	36 Los Altos Rd	\$ 6,700,000.00
10 Heather Ln	\$ 2,827,000.00	1087 Rahara Dr	\$ 2,000,000.00	82 Sleepy Hollow Ln	\$ 2,450,000.00
33 La Noria	\$ 5,150,000.00	316 Village View Ct	\$ 2,075,000.00	15 Aspen Ct	\$ 830,000.00
170 Bolla Ave	\$ 1,825,000.00	27 Orinda View Rd	\$ 4,500,000.00	4161 Coralee Ln	\$ 2,350,000.00
23 Woodacres Ct	\$ 2,850,000.00	15 Cascade Ln	\$ 4,400,000.00	*21 Margaret Dr	\$ 1,639,000.00
89 Donald Dr	\$ 2,850,000.00	1828 St. Andrews Dr	\$ 1,450,000.00	*826 Augusta Dr	\$ 1,285,000.00
8 La Campana	\$ 1,360,000.00	51 Ivy Dr	\$ 1,630,000.00	314 Draeger Dr	\$ 2,420,000.00
34 Don Gabriel Way	\$ 2,500,000.00	6 Monte Veda	\$ 1,650,000.00	25 Woodacres Ct	\$ 2,950,000.00
101 Meadow Lane	\$ 2,781,000.00	46 E Altarinda	\$ 3,000,000.00	*9 El Sueno	\$ 4,505,000.00
1257 Panorama	\$ 3,275,000.00	3363 Springhill Rd	\$ 2,100,000.00	28 Rheem Blvd	\$ 1,375,000.00
47 Ardilla Rd	\$ 1,207,500.00	2 Birch Ct	\$ 1,350,000.00	*15 Orinda View Rd	\$ 3,275,000.00
130 Amber Valley	\$ 3,040,000.00	45 Ardilla Rd	\$ 1,115,000.00	*81 Coral Dr	\$ 2,200,000.00
*27 Charles Hill Cir	\$ 1,500,000.00	164 Camino Don Miguel	\$ 2,550,000.00	*4 Camelford Ct	\$ 1,350,000.00
*1 Carey Ct	\$ 1,410,000.00	*170 Bolla Ave	\$ 1,825,000.00	8 Sycamore Rd	\$ 7,500,000.00
*85 El Gavilan Rd	\$ 2,800,000.00	*50 Brookside Rd	\$ 5,700,000.00	157 Shuey Dr	\$ 1,400,000.00
*616 Sky High Cir	\$ 2,800,000.00	*608 Huntleigh Dr	\$ 2,200,000.00	102 Fiesta Circle	\$ 1,680,000.00
*1441 Laurenita Way	\$ 2,270,000.00	*190 Modoc Ave	\$ 1,500,000.00	*8 Ramona Dr	\$ 1,350,000.00
*4105 Happy Valley Rd	\$ 2,500,000.00	*13 Melody Ln	\$ 3,250,000.00	*80 Tara Rd	\$ 2,735,000.00
*5 Eastwood Dr	\$ 1,750,000.00	*536 Tahos Rd	\$ 2,600,000.00	20 Coachwood Ter	\$ 2,325,000.00
*38 Hillcrest Dr	\$ 2,515,000.00	*1754 Reliez Valley Rd	\$ 3,550,000.00	*31 Crestview Dr	\$ 2,375,000.00
*206 The Knoll	\$ 1,500,000.00	*31 Parkway Ct	\$ 1,810,000.00	*1053 Dolores Ct	\$ 1,350,000.00
*4 Greenwood Ct	\$ 3,500,000.00	*305 Overhill Rd	\$ 1,380,000.00	117 Ascot, A	\$ 642,000.00
*3260 Rohrer Dr	\$ 2,055,000.00	*121 Meadow View Rd	\$ 3,500,000.00	*368 Dalewood Dr	\$ 3,512,500.00
*130 Amber Valley Dr	\$ 3,040,000.00	*1957 Beacon Ridge Ct	\$ 1,350,000.00	246 Overhill Rd	\$ 3,685,000.00
*314 Beacon Ridge Rd	\$ 1,130,000.00			*26 Carisbrook Dr	\$ 2,025,000.00

Village
ASSOCIATES

* Represented Buyer

All information herein deemed reliable but not guaranteed.

REAL ESTATE

...continued from Page OH1

What else is blooming in my garden and local neighborhoods?

Petunia	Sword Lily
Magnolia	Bee Balm
Ice Plant	Penstemon
California lilac	Red Hot Poker
Lavender	St. John's Wort
Sunflower	Canna
Zinnia	Larkspur
Hydrangea	Calendula
Marigold	Chamomile
Peony	Calibrachoa
Dahlia	Agastache
Echinacea	Gladiola
Snapdragon	Snapdragon
Allium	Feverfew
Mexican Sage	Bachelor Button
Tithonia	Queen Anne's Lace
Cosmos	Shasta Daisy
Honeysuckle	Statice
Jasmine	Iris
Bird of Paradise	Pelargonium
Morning Glory	Cape Fuchsia



Pink, purple, and yellow petunias shine in a container.

Photos Cynthia Brian

This is a short list of joyous June blooms, and there are many more, including super succulents. Look for them at your favorite nursery or garden center. Most will prosper throughout the summer and into the fall, offering a flush of blush for months. Plan on sowing seeds in the autumn for many of these.

In my garden, the gloom this June is the loss of fruit on my trees. Again, because of the heavy rains and the strong winds, the blossoms on my fruit trees were destroyed. Pollinators could not do their important work. The sad result is that I have no Meyer lemons, no apricots, no cherries, and no peaches developing. Thankfully, I do have loquats, tangerines, limes, and a semi-crop of plums this year. Tomato vines are tall and filled with yellow blossoms that will soon drop to be replaced by tiny growing green tomatoes. Other planted vegetables and herbs are already providing nourishment, although my eggplants are still puny. My grapevines are looking fantastic and hopefully will provide a bountiful harvest.

ALERT: Speaking of grapevines...did you buy a grapevine from Costco between April 21 and May 19? If so, your vine may have included a very invasive insect called the glassy-winged sharp-

shooter. These dangerous insects spread a bacterium, causing a fatal grapevine disease called Pierce's disease. This pest damages not only vineyards but also citrus and many other plants. Costco is issuing refunds; however, you must isolate the plant and contact the County Agricultural Commission, which will remove and dispose of the diseased grapevine. Do NOT plant or toss into your garbage or green bin. Here's the website for

Contra Costa County:
<https://www.contracosta.ca.gov/7509/Preventing-the-Spread-of-Pests>. The phone number to call is 925-608-6600. For more information on this frightening, invasive pest, visit
<https://www.cdfa.ca.gov/pdpc/gwss-costco-plants.html>

...Gardening Guide on Page OH11



For more seasonal gardening tips and inspiration, grab a copy of "Growing with the Goddess Gardener" at <https://www.CynthiaBrian.com/books>. Raised in Napa County vineyards, Cynthia Brian is a New York Times best-selling author, actor, radio personality, speaker, media and writing coach, as well as the Founder and Executive Director of Be the Star You Are!® 501 c3, <https://www.BetheStarYouAre.org>. Tune into Cynthia's StarStyle® Radio Broadcast at <https://www.StarStyleRadio.com>. Her best-selling children's series, "Stella Bella's Barnyard Adventures," is available at <https://www.CynthiaBrian.com/online-store>. Hire Cynthia for writing projects, garden consults, and inspirational lectures. Cynthia@GoddessGardener.com <https://www.CynthiaBrian.com>

- 20 Las Vegas Road, \$1,400,000, 3 Bdrms, 1728 SqFt, 1949 YrBlt, 04-13-26, Previous Sale: \$333,000, 01-11-10
- 36 Oak Drive, \$2,850,000, 5 Bdrms, 4205 SqFt, 1962 YrBlt, 04-21-26, Previous Sale: \$2,225,000, 03-24-20
- 257 Orchard Road, \$2,008,000, 3 Bdrms, 2609 SqFt, 1948 YrBlt, 04-20-26, Previous Sale: \$1,057,000, 02-14-17
- 70 Overhill Road, \$2,150,000, 5 Bdrms, 3034 SqFt, 1975 YrBlt, 05-06-26
- 7 Saint Stephens Drive, \$1,256,000, 3 Bdrms, 1747 SqFt, 1957 YrBlt, 04-13-26, Previous Sale: \$650,000, 11-04-03
- 8 Sycamore Road, \$7,500,000, 4 Bdrms, 4167 SqFt, 1955 YrBlt, 05-06-26
- 564 Tahos Road, \$3,475,000, 3 Bdrms, 3426 SqFt, 2018 YrBlt, 05-08-26, Previous Sale: \$2,675,000, 07-20-20
- 224 The Knolls, \$1,460,000, 3 Bdrms, 2252 SqFt, 1974 YrBlt, 04-24-26, Previous Sale: \$1,129,000, 10-16-18
- 242 The Knolls, \$1,275,000, 1 Bdrms, 1532 SqFt, 1974 YrBlt, 04-15-26, Previous Sale: \$275,000, 02-10-11
- 104 Van Ripper Lane, \$3,875,000, 6 Bdrms, 4167 SqFt, 1950 YrBlt, 04-20-26, Previous Sale: \$2,785,000, 05-17-21
- 7 Whitehall Drive, \$1,575,000, 3 Bdrms, 1630 SqFt, 1960 YrBlt, 04-17-26, Previous Sale: \$1,252,000, 03-28-16
- 27 Whitehall Drive, \$1,650,000, 3 Bdrms, 2537 SqFt, 1960 YrBlt, 04-30-26, Previous Sale: \$1,355,000, 04-09-15
- 25 Woodacres Court, \$2,950,000, 4 Bdrms, 4112 SqFt, 1990 YrBlt, 04-21-26

...continued from Page OH4



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5 Bedrooms | 3 Full, 1 Half Bathrooms | ±3,890 Square Feet | 0.75 Acre Lot

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Removing wall and ceiling texture isn't always smooth sailing

By Jim Hurley

A young couple, looking to update their home, asked me if they should sand off the lumpy spray texture on their walls. My answer was an emphatic "NO."

Sanding Joint Compound, AKA mud, that has been painted is a messy and tedious job. You'll spend a lot of money on sanding disks as paint gobs up in the sandpaper, quickly ruining the disk. Even after you've sanded, the wall still requires spreading mud to smooth it. It is much easier to just smooth your walls with fresh mud applied over the existing texture. You can save money and learn new skills. What could possibly go wrong?

Well, consider this: smooth walls are one of the most time-consuming finishes to achieve. It takes several passes (spreading coats of mud over the area) alternating sanding with applying joint compound to conceal joints and imperfections. When planning your project, you must allow time for each coat to dry. Opening windows and/or a fan will shorten drying time by reducing the humidity in the room. Don't forget to allow additional time for cleanup and painting.

Make sure you are physically up to this task. Texturing involves a lot of bending, climbing, and pulling with your wrists, back, and shoulders. The dust will get up your nose and inflame your sinuses, so always wear a mask. However, with a strong back and will of iron, here's how to cover the unwanted raised texture and smooth the walls of your home.

First, prepare your workspace. If possible, work in an empty room.

You need clear floor space to reach every inch of the walls and ceiling easily. The process generates several layers of fine dust. Cover everything that is left in the room including upholstery, carpets, and window treatments to avoid hours of clean-up later. Prepare the walls by removing any loose paint or plaster and hammer in or remove any protruding nails. Take the cover plates off your outlets and switches because trying to texture around them will lead to more lumps and bumps.

Here is my technique. Start with one pass horizontally, then lightly sand and do a second pass vertically. This fills the gaps. After another light sanding, the third pass should be very close to the desired smooth texture. A fourth pass to touch up any blemishes gives you the smooth finish you want.

Joint compound is water soluble. The thick, heavy mud in the bucket can be thinned with water to make it less stiff and easier to spread. The best consistency for texturing is like peanut butter: It sticks to your knife, but spreads on the bread. You can pour water into your bucket and blend it with a long mixing tool attached to your drill. (These blender tools are available where you buy mud.) But I prefer to put a glob of mud in my pan and mix the water in as I go. This allows you to keep the original mud for filling joints and taping.

Do expect to use a lot of mud. Buy a five-gallon bucket of joint compound to start and when you use that up, clean the bucket, and buy a less expensive 40-pound box of mud to refill the bucket.

Getting the box of mud into the bucket is "fun." My technique is to fold the top of the bag down over the sides of the box. Lift the wide-open box and invert it over the clean bucket. The mud slides down into the bucket, the plastic bag will peel away from the glob of mud as it goes, and the new lump of mud gives a satisfying "whomp" when it hits the bottom of the bucket. Always keep your mud clean because little bits of debris can cause nasty skips or bumps in the texture. Never try to reuse mud that has hit the floor; it will only lead to heartache.

Once you have the smooth finish, you need to paint. Raw mud requires primer and two coats of paint. The stores sell "paint with primer" products and they work well for covering old paint, but they will not seal the new mud sufficiently and your wall will show uneven blotches.

For this article, I asked my client for her advice to my readers after her experience at smoothing the



Items from Ace Hardware you might need for texturing.

Photo Jim Hurley

texture in one bedroom. Her advice: "Don't do it." Maybe not inspiring, but it is realistic. Unless you are confident about your skills or really need the sweat-equity for your home, you probably should just hire a painter to do this for you.

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Cynthia Brian's Goddess Garden Guide for June

- REPOT your crowded cymbidium orchids. Divide and share with friends and family.
 - ADD a snake plant, broad sword fern, Peace lily, or rubber plant to your indoor living space for the maximum amount of natural air purifying.
 - PREPARE your property for fire resilience. Grasses regrow, and ladder fuels return. Slow fire spread and support fire response. Fire season is now year-round.
 - FENCE areas visited by marauding deer. Although fuzzy and poisonous plants tend to be deer-resistant, nothing is deer-proof except a fence!
 - MAKE a teepee for cucumbers, beans, melons, and other climbers by inserting three to four, eight-foot bamboo poles straight into the ground.
 - STAKE your gladiolas before they topple.
 - REFRESH your wooden patio furniture with a splash of colorful paint, or if it's teak, give it a good cleaning.
 - SWING in a hammock while reading a good book.
 - CUT out dead wood from privets, boxwoods, holly, and other hedges.
 - PUT on your overalls to work in your vegetable garden. Take it from the farmer in me-the more seeds you sow, the more food you'll grow.
 - THIN fruits (if you are lucky enough to have them on your trees) when they are the size of a penny on your overly populated trees.
 - SURPRISE dad with a new garden tool. (Keep the receipt in case he wants to exchange it!) Happy Father's Day to all great dads!
 - CELEBRATE the summer solstice on June 21 by including neighbors in a midweek cookout.
 - DEADHEAD roses and perennials regularly to encourage voluminous flowering.
 - CONTINUE weeding. As you water, weeds will sprout. If you like the weed flowers, discover their virtues!
 - ENJOY the stunning June blooms in your garden and think about what you want to plant for next June.
- Happy Gardening! Happy Growing! Happy Summer!



A close-up of the star-petaled, love-in-the-mist.

Photo Cynthia Brian

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240 Tappan Lane, Orinda

6 Bd | 6 Ba | 6,800 Sqft | \$5,250,000

Once in a while, a home comes along that genuinely stops you. 240 Tappan Lane is that home. A long cobblestone drive winds beneath a canopy of Valley oaks before this stunning 6,800 sq ft contemporary comes into view.



1 Gardiner Court, Orinda

6 Bd | 4 Ba 2 Half Ba | 5,755 Sqft | \$3,750,000

Stunning contemporary home on a prestigious Orinda cul-de-sac just minutes to Hwy 24 and top-rated schools. This beautifully built 6-bedroom, 4 full bath, 2 half bath residence offers 5,755 sq ft of light-filled living space.



30 Greenwood Court, Orinda

5 Bd | 4.5 Ba | 4,405 Sqft | \$3,695,000

Fabulous home conceived by architect Michael Brinkerhoff and masterfully constructed in 2003, this modern Craftsman estate is a rare synthesis of artisan craftsmanship, thoughtful engineering, & extraordinary natural setting.



New Listing!

202 Glorietta Blvd, Orinda

5 Bd | 3 Ba | 3,309 Sqft | \$2,175,000

Stunning single level mid century home boasts soaring ceilings and walls of glass overlooking the lovely private pool setting.



39 Mira Loma Road, Orinda

4 Bd | 3 Ba | 4,072 Sqft | \$2,000,000

Stunning contemporary 4-bedroom, 3-bathroom home in the coveted Orinda Country Club, offering 4,072 sq. ft. of luxurious living space built in 1992. This updated estate features a spacious, remodeled kitchen.



56 Camino Encinas, Orinda

3 Bd | 2 Ba | 2,421 Sqft | \$1,995,000

Tucked into a peaceful, park-like setting, this 3-bedroom, 2-bath home offers approximately 2,421 square feet of living space on a stunning .55-acre lot surrounded by mature trees and lush landscaping.



136 Ardith Drive, Orinda

4 Bd | 2.5 Ba | 1,975 Sqft | \$1,895,000

IVY DRIVE Neighborhood at its finest. This extensively updated single level, open floor plan is designed to take in the stunning view that does not disappoint!



120 Las Vegas Road, Orinda

3 Bd | 2 Ba | 1,872 Sqft | \$1,575,000

Delightful Orinda Country Club charmer on a peaceful hilltop lane. Single story, low maintenance. Updated kitchen and baths, hardwood floors, recessed lights, and al fresco dining in the gardens.



New Listing!

90 Loma Vista Drive, Orinda

5 Bd | 4 Ba | 2,858 Sqft | \$1,795,000

Filled with natural light and thoughtfully designed for both everyday living and entertaining, this spacious 5 bedroom, 4 bath home offers room for everyone to spread out and feel at home.



3298 Gloria Terrace, Lafayette

4 Bd | 3 Ba | 1,956 Sqft | \$2,150,000

Experience elevated California living in this stunningly remodeled 4-bedroom, 3-bath home, ideally situated in prestigious Reliez Valley and located within Lafayette's top-rated school district.



10 Diablo Oaks Way, Lafayette

4 Bd | 3 & 2.5 Ba | 3,320 Sqft | \$2,995,000

Situated in one of Lafayette's most coveted residential enclaves, this exceptional residence offers sophisticated updates, remarkable privacy, and sweeping views.



1165 Glen Road, Lafayette

4 Bd | 3.5 Ba | 4,511 Sqft | \$4,995,000

The sun-filled living room features walls of glass, a striking stone and wood mantel fireplace, and seamless indoor-outdoor connection. The thoughtfully designed kitchen showcases white and gray cabinetry and quartz countertops.



3424 Woodview Drive, Lafayette

4 Bd | 3 Ba | 2,300 Sqft | \$1,699,000

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801 Cheyenne Drive, Walnut Creek

4 Bd | 2.5 Ba | 2,296 Sqft | \$1,695,000

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21 Live Oak Road, Berkeley

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